



Copperfield Road, Southampton SO16 3PR



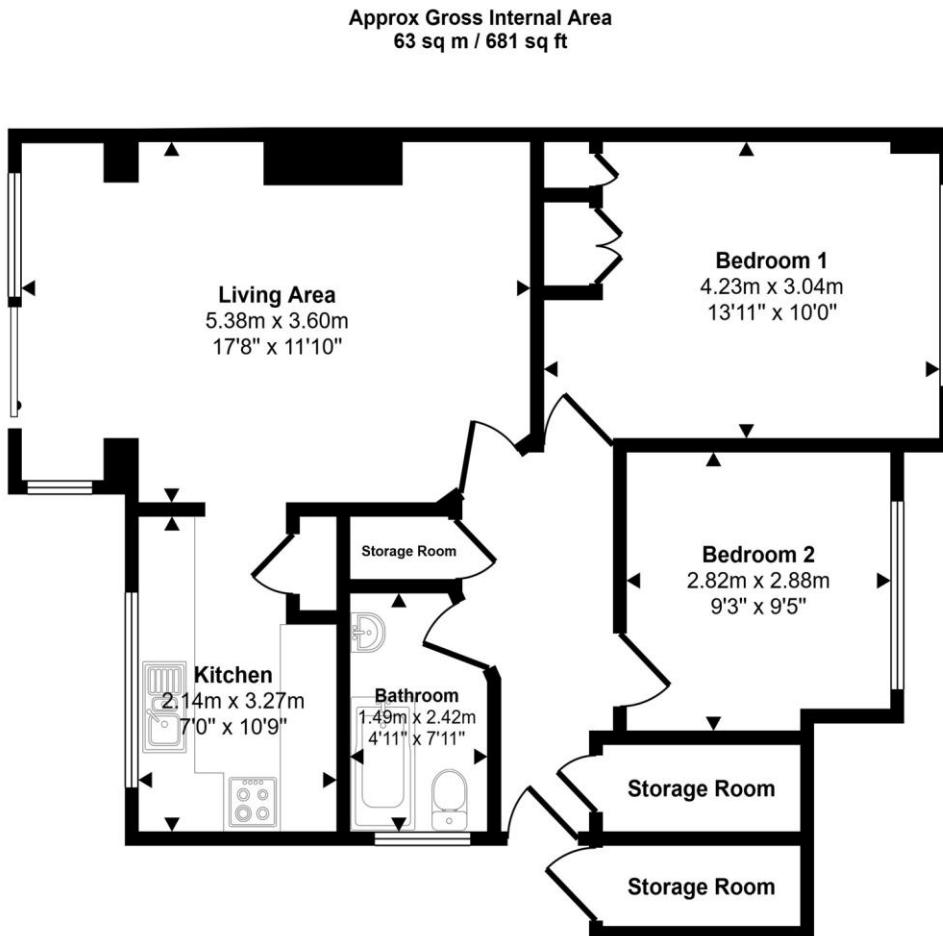
welcome to

Copperfield Road, Southampton

Two Bedroom Ground Floor Flat, Copperfield Road, Southampton

Offered with NO ONWARD CHAIN and situated on a quiet no-through road in a leafy residential setting, this two-bedroom ground floor flat presents an excellent opportunity for purchasers seeking a home with scope for modernisation.





Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



Entrance Hall

Living Area

17' 8" max x 11' 10" max (5.38m max x 3.61m max)

Kitchen

10' 9" x 7' (3.28m x 2.13m)

Storage Rooms

Bathroom

7' 11" max x 4' 11" max (2.41m max x 1.50m max)

Bedroom 1

13' 11" max x 10' (4.24m max x 3.05m)

Bedroom 2

9' 5" max x 9' 3" max (2.87m max x 2.82m max)

Garage

Agent Note

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- No Onward Chain
- 957 Year Lease with Minimal Ground Rent
- Scope for Modernisation
- Private Garden Backing Onto Woodland
- Nearby On-Street Parking

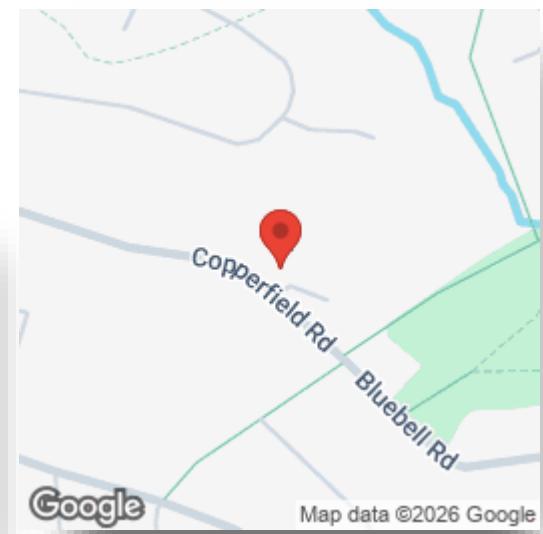
Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£170,000



view this property online fox-and-sons.co.uk/Property/SOU117806

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
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